



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA - CITY HALL
3939 N. DRINKWATER BOULEVARD
DECEMBER 1, 2005
DRAFT STUDY SESSION MINUTES**

PRESENT: Wayne Ecton, Council Member
E.L. Cortez, Vice-Chairman
Eric Hess, Commissioner (arrived at 12:36 p.m.)
Michael D'Andrea, Development Member
Kevin O'Neill, Development Member
Michael Schmitt, Design Member
Jeremy A. Jones, Design Member

ABSENT:

STAFF: Donna Bronski
Mac Cummins
Tim Curtis
Lusia Galav
Randy Grant
Dan Symer
Al Ward

CALL TO ORDER

The study session of the Scottsdale Development Review Board was called to order by Councilman Ecton at 12:29 p.m.

STUDY SESSION

1. Body Sculpting Center, 27-Dr-2005, Colors

Mac Cummins presented the case along with color samples. David Ross, Applicant addressed the Board regarding the proposed colors, indicating a desire to retain the proposed color palette, if at all possible.

Board Member Jones noted that his initial reaction is that the new colors are more closely related and are a better selection. He opined that a higher contrast would be even better, but the proposed colors are in the acceptable range.

Board Member Schmitt opined that the sample of the lighter color of the new proposed colors appear to be a pinkish tone and requested that the Applicant view the color in the sunlight.

Councilman Ecton confirmed that Board Members are comfortable with the proposed colors.

REVIEW DRB CASES

Ms. Galav presented the following cases listed on the consent agenda for questions or comments:

3. 57-DR-1990#4 Scottsdale Stadium Expansion

Upon inquiry by Board Member Schmitt, Dan Symer confirmed that the application before the Board is for the Ramada, only. Board Member Schmitt requested clarification of the broad nature of Stipulation number 4. Mr. Symer explained that the stipulation was previously approved in the 54-DR-1990#3 case and Mr. Ekblaw's desire is that minor modifications would not need to return to the Board on every occasion. He also noted that the intent is to maintain the original approved design.

In response to further comments and inquiry by Board Member Schmitt regarding sprinkler system, Ms. Galav informed the Board that the issue was discussed with the Fire Department prior to inclusion of the stipulation, and sprinklers are not necessary.

Ms. Galav also informed the Board that the Charro's Ramada is part of the ongoing expedited construction of the stadium. Pursuant to the previous approvals, Mr. Ekblaw was responsible for doing any onsite technical changes and approving those because of the expedited nature of the project.

4. 65-DR-2005 Alltel WCF-Scottsdale Road & Dixileta Drive

Mr. Ward distributed a color sample to Board Members.

Upon inquiry by Board Member Schmitt, Mr. Ward confirmed that the ground mounted equipment is outside of the scenic corridor.

In response to inquiry by Vice-Chairman Cortez, Mr. Ward explained that the color is the color of the new traffic signal as well as all of the electrical equipment and the antennas. The proposed color is called Western Reserve and is the color that is approved for the majority of the traffic facilities in north Scottsdale.

5. 77-DR-2005 6th Street Lofts

Mr. Cummins presented a sample board.

In response to inquiry by Board Member Jones regarding the windows on the south facade in relation to the building being placed on the property line, Mr. Cummins noted the issue has recently come to staff's attention as well. Mr. Cummins reported that the building code and the fire code do not allow windows to be directly on a zero property

line, and the building will have to be constructed to meet those requirements. He noted that the options then would be to have the wall constructed as a solid wall or to move that portion of the structure sufficiently back to meet those building and fire code requirements.

Board Member D'Andrea requested review of colored elevations, noting that the front rendering is in color and it would be helpful to view the entire building in color. He also requested clarification regarding the material proposed for the awnings. Mr. Cummins reported that the Applicant was proposing blue awnings, which tend to fade or fail over time, therefore staff added a stipulation requiring that the awnings be constructed of metal.

Discussion ensued upon further comments by Board Member D'Andrea, whereupon Board Member Jones requested that the item be moved to the regular agenda for further discussion.

6. 82-DR-2005 T-Mobile PH10919 WCF

Mr. Cummins distributed a handout to Board Members.

In response to inquiry by Board Member Jones regarding the blue color, Mr. Cummins confirmed that the trim will match the existing trim of the Boy's and Girl's Club. The surface itself will be the same smooth stucco that exists on the main building.

In response to inquiry by Vice-Chairman, Mr. Cummins acknowledged that some of the graphics in the packet are unclear and confirmed that the cupola will be fully enclosed and fully roofed to match the same pitch and materials used at the site. The stipulation package is based on the revised plans.

7. 100- DR-2005 Main St Plaza - Building Improvements

Board Member D'Andrea suggested use of an accent color or different material on the corner tower.

ADMINISTRATIVE REPORT

Ms. Galav announced that the Development Services Department is undergoing a reorganization. In an effort to efficiently handle all of the cases throughout the City, and because the City is growing so rapidly, the Department is being divided into three geographic areas. And in doing so, Tim Curtis and Mac Cummins are being promoted to Principal Planners, along with Don Hadder.

Board Member D'Andrea extended congratulations.

Upon request for clarification by Board Member Jones, Ms. Galav explained that areas have yet to be completely defined, but Mr. Hadder will be in the northern area, Mr. Cummins in the southern area and Mr. Curtis will handle the central area.

Board Member O'Neill inquired as to how to address opinions and comments relative to the changes made to the ASU Scottsdale case during the Planning Commission's approval, which resulted in a change in the Skysong location.

Donna Bronski addressed the Board, suggesting that Members send their comments individually to City Council.

Discussion ensued regarding the appropriateness of emailing communications to City Council. Ms. Bronski clarified that communications to City Council regarding this matter should be submitted as individual thoughts as a Member of the Board, but not on behalf of the Board. She further counseled that the Board's discussion of the item is not on the agenda and therefore cannot be further discussed at the present time.

ADJOURNMENT

With no further business to discuss, the study session of the Scottsdale Development Review Board adjourned at 12:52 p.m.

Respectfully submitted,
A/V Tronics, Inc.